Bill Garrett Davidson County
Batch# 87166 DEEDWARR
05/01/2018 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $958.30
20180501-0041200

WARRANTY DEED

CHERI D BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-20

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/20/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Pretorius	Michael Pretorius	
(NAME)	(NAME)	
218 Graeme Drive	218 Graeme Drive	8414005600
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Terry Dee Tramel and Karen Tramel Barth and Auburn E. Tramel Jr.**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Michael Pretorius and Amanda Pretorius, husband and wife and Phil Jack and Leah Jack, husband and wife**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 129, on the Plan of Donelson Hills, of record in Plat Book 2331, Pages 22 and 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Auburn E. Tramel and wife, Frances L. Tramel by Warranty Deed from James Floyd Fuller and wife, Anne S. Fuller, dated 10/30/1962, recorded 10/31/1962 of record in Book 3460, Page 95, in the Register's Office for Davidson County, Tennessee.

The said Auburn E. Tramel died on 02/04/1979, leaving the said Frances Loiette Tramel the sole surviving tenant by the entirety.

The said Frances Loiette Tramel died testate on 05/09/2015, devising subject property to Auburn E. Tramel, Jr., Karen Tramel Barth, and Terry Dee Tramel, as evidenced in File No. 15P1740, Probate Court Clerk's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 2331, Pages 22 and 23, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 2396, Page 365, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 218 Graeme Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of April, 2018.

Terry Dee Tramel

Karen Tramel Barth

Auburn E. Tramel Jr.

State of Tennessee
County of Wilson

Personally appeared before me Terry Dee Tramel, Karen Tramel Barth, and Auburn E. Tramel Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of April, 2018.

Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

201805010041200

TRUE COPY CERTIFICATION

I, Jason Nguyen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jason Nguyen

State of Tennessee

County of Wilson

Personally appeared before me, Cheri D. Bayer, a notary public for this county and state, Jason Nguyen, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cheri D. Bayer

My commission expires:

Notary Seal:

